



Village of Biscayne Park

640 NE 114th Street
Biscayne Park, FL 33161
(305) 899-8000

Code Review Board
MEMBERS

Gage Hartung
Chairman

David Coviello
Vice Chairman

Judi Hamelberg
Gary Kuhl

Dale Blanton

MINUTES

CODE REVIEW BOARD MEETING Ed Burke Recreation Center 11400 NE 9th Court Wednesday, October 16, 2013- 7:00 pm

Call to Order 7:00 pm

Present: Gary Kuhl, Gage Hartung, David Coviello,
Dale Blanton

Residents in attendance: None

Approved minutes from CRB meeting October 2, 2013

Old Business:

Continue research / discussion on commission requested to have the Code Review Board solicit community and expert input concerning and roofing materials, to analyze options and present recommendations within 90 days (by December 1, 2013).

Discussion on Neighboring cities roof codes:

Coral Gables code states:

Metal may be used as roofing material for residences subject to review and approval of the Board of Architects, in accordance with the following:

1. The subject residence is constructed in the High Modern, Post-War Modern, Ranch or Key West architectural style, or a variation thereof.
2. The type of roof shall be limited to copper, standing seam metal, corrugated metal, or dimensional metal tiles, and shall specifically exclude metal roofing intended to replicate barrel tile or Spanish-S tile.
3. The color of the roof shall be limited to natural aluminum, white or copper.
4. The details, color, and manner of installation shall be consistent with the architectural design, style, and composition of the residential structure.
5. The use of a metal roof is architecturally compatible with the established scale, context, and character of the surrounding area.

Miami Beach code states:

Sec. 142-875. Roof replacements and new roofs.

(a) In all districts, except locally designated historic districts, sites or structures, the new construction, repair or replacement of any pitched roof shall consist of flat or barrel tile, which shall be composed of concrete, clay or ceramic material. Metal or glass roofing systems may be proposed for new construction, existing multifamily and townhome structures, existing commercial buildings, single-family homes constructed after 1942, and nonarchitecturally significant single-family homes constructed prior to 1942, and shall be subject to the review and approval of the planning department, in accordance with the following criteria:

(1) In single-family residential districts, the style, design and material used for the main structure and all accessory structures shall be compatible when located on the same property.

(2) The color of the roof shall be neutral and shall not overwhelm or cause the roof to stand out in a significant manner.

(3) The design, details, dimensions, surface texture and color shall be consistent with the architectural design, style and composition of the structure.

(4) The design, details, dimensions, surface texture and color shall be consistent with the established scale, context and character of the surrounding area.

(b) For architecturally significant single-family homes constructed prior to 1942, the planning director, or designee, may approve a metal or glass roofing system if it is determined that the scale, massing and design of the subject home can accommodate a metal or glass roofing system, and that the metal or glass roofing system will not negatively impact the established architectural context of the immediate area. Such review by the planning director, or designee, shall be subject to the criteria in subsections (a)(1)—(4) above.

The appeal of any decision of the planning department under subsections (a) and (b) above, shall be to the design review board, in accordance with [chapter 118](#), article VI of these land development regulations. The review by the design review board, either by appeal or if the metal or glass roofing system does not qualify for planning director approval as provided above, shall also be pursuant to the criteria in subsections (a)(1)—(4) above.

(c) Within any locally designated historic district, site or structure, the new construction, repair or replacement of any pitched roof shall consist of flat or barrel tile, which shall be composed of concrete, clay or ceramic material. The use of metal or glass roofing systems on new construction shall require the review and approval of the historic preservation board, in accordance with the criteria in subsections (a)(1)—(4) above, and [chapter 118](#), article X of these land development regulations. Metal or glass roofing systems shall not be permitted on contributing buildings, except as hereinafter provided. Within all zoning districts, except single-family districts, and subject to the approval of the historic preservation board, metal or glass roofing systems may be permitted on roof-top additions to contributing buildings, subject to the criteria in subsections (a)(1)—(4) above, and [chapter 118](#), article X of these land development regulations, provided the metal or glass roofing system is not visible when viewed at eye level (five feet, six inches from grade) from the opposite side of the adjacent right-of-way; for corner properties, the metal or glass roofing system shall also not be visible when viewed at eye level from the diagonal corner at the opposite side of the right-of-way and from the opposite side of the side street right-of-way. The use of metal or glass roofing systems on existing noncontributing structures may be reviewed and approved by the planning director, or designee, in accordance with the criteria in subsections (a)(1)—(4) above, and [chapter 118](#), article X of these land development regulations, if it is determined that the scale, massing and design of an existing noncontributing structure can accommodate a metal or glass roofing system.

and that such metal or glass roofing system will not negatively impact the established historic and architectural context of the immediate area. The appeal of any decision of the planning department under this subsection shall be to the historic preservation board. The review by the historic preservation board, either by appeal or if the metal or glass roofing system does not qualify for planning director approval as provided above, shall also be pursuant to the criteria in subsections (a)(1)—(4) above and [section 118-564](#)

- (d) Notwithstanding the above, for those structures constructed and substantially maintained in the Mediterranean revival or mission style of architecture, only concrete, clay or ceramic tile may be utilized. For purposes of this subsection, Mediterranean revival or mission architecture shall be defined as those structures built between 1915 through 1942 and characterized by, but not limited to, stucco walls, low pitch terra cotta or historic Cuban tile roofs, arches, scrolled or tile capped parapet walls and articulated door surrounds, or Spanish baroque decorative motifs and classical elements.
- (e) Notwithstanding the above, in the event a material other than flat or barrel tile was permitted for a pitched roof in any district, such roof may be replaced with the same material, subject to the criteria in subsection (a) above.
- (f) For those structures which contain historic Cuban barrel tiles, such tiles shall be retained and preserved, subject to the provisions of the applicable building codes.
- (g) No variances from any of these provisions shall be granted. However, in the event that the building official determines that limitations exist regarding the load capacity of an existing roof, a roofing material other than concrete, clay or ceramic tile may be approved by the planning department for any type of structure, in accordance with the criteria specified in subsections [142-875\(a\)\(1\)—\(4\)](#) above.

Miami Shores code states:

- (6) Roofing materials. All roofs with inclines of not less than two and one-half inches per foot and all mansard fascia's shall be limited to the following materials:
 - a. Clay tile the color of which is impregnated with the same color intensity throughout;
 - b. White concrete tile;
 - c. Solid colored cement tile impregnated with the same color intensity throughout;
 - d. Thick butt variegated slate;
 - e. Metal with a factory finish and that has received a "notice of acceptance" from Miami Dade County and that is labeled "Miami-Dade County Product Control Approved" may be used as roofing material for residences and commercial buildings subject to review and approval of the planning board, in accordance with the following:
 - 1. The subject residence is constructed in the high modern, post-war modern, ranch or Key West architectural style, or a variation thereof.
 - 2. The type of roof shall be limited to standing seam metal and shall specifically exclude metal roofing intended to replicate barrel tile or Spanish-S tile.
 - 3. The color of the roof shall be subject to approval by the planning board and shall be limited to colors that are not bright or highly reflective and

that are harmonious with the exterior color of existing buildings on the plot and the neighborhood in general.

4. The details, color, and manner of installation shall be consistent with the architectural design, style, and composition of the residential or commercial structure.

5. The use of a metal roof is architecturally compatible with the established scale, context, and character of the surrounding area.

f. Glazed tiles.

g. Slurry coats for concrete tiles are not permitted.

h. Asphalt shingles may be used to replace an existing asphalt shingle roof if an engineer's evaluation is provided to the village certifying that the roof is not structurally adequate to utilize any of the approved roofing materials.

i. Metal shingles may be used in commercial zones only.

j. Notwithstanding the above, multicolored roofs and nonstandard colors may only be used upon advance approval by the planning board.

k. Any substantial change from existing materials in place, shall require the approval of village staff for aesthetics and harmony with other buildings in the proximity thereof.

Code Board discussion about the above codes:

Coral Gables

- Allows metal roofs
- Architectural review required
- Limits as to type of structure
- No metal barrel types

Miami Beach

- Almost identical to Coral Gables
- Planning staff to decide
- Type of pitch is called out

Miami Shores

- Allowed – code tends to be more liberal than CG and MB

For next CRB meeting:

Discussion with Architects on metal roofs. Board members to invite local architects to give input.

No motions made / No votes taken

Adjourned 7:50

Minutes Approved 01/15/2014 – 4-0 vote

Motion: Dale / Second: Judy

Present: Gage Hartung, Dale Blanton, Judi
Hamelburg, Andrew Olis